

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
July 23, 2015

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Slinger Village Municipal Building, 300 Slinger Road, Slinger, Wisconsin on Thursday, July 23, 2015 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, July 17, 2015.

I. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Jessi Balcom	x	
Dean Otte	x	
Scott Stortz	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Ed Bergmann Jr.	x	
	<hr/>	<hr/>
	7	

Also Present: Margaret Wilber, Village Treasurer

Chairman Russell Brandt informed the members that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

II. Approval or Correction of the Minutes: 6-25-2015

Motion Bergmann/Retzlaff to approve the minutes from the 6-25-15 RDA meeting as presented; carried unanimously.

III. Old Business

A. Tax Increment District #4 Creation Status Update

Administrator Balcom provided an overview of the progress being made in the creation of Tax Increment District (TID) #4 and stated that the Joint Review Board (JRB) met on July 15th and selected their citizen representative. She informed the RDA that the Planning Commission held the public hearing for TID creation on the same evening and while there were many people in attendance, no public comment was received.

Administrator Balcom stated that the Planning Commission adopted a resolution recommending the creation of the TID by a vote of 6-0. She explained that Commissioner Hassler abstained from the vote because he is also a member of the School Board, which owns some of the property in the proposed district.

Discussion was held on the School District parcels. Chairman Brandt stated that Commissioner Hassler had explained that the district would be interested in selling the two parcels only if they were able to obtain other property that would enable the district to expand existing facilities. Chairman Brandt stated the School District has already begun researching this to see if any land transactions will be possible.

IV. New Business

A. Discuss Downtown Redevelopment Opportunities and Strategies

RDA members examined an aerial map of the downtown Slinger area and discussed numerous ideas for developing or improving downtown properties. RDA members agreed that it would not be feasible to create a TID in this area until an actual development project presents itself, but it is important to consider various visions and plans for the downtown since it has been identified as a priority for Village residents. RDA members stated that the Village needs to be prepared to participate in development opportunities as they come up.

Discussion was held on the potential for TID development in the downtown area, along with the pros and cons of single-parcel districts. RDA members discussed the possibility of locating a Village facility on a downtown parcel. They stated that even though this would remove a parcel from the tax roll, if located properly it could help spur other development in the area. Treasurer Wilber informed the RDA that the Village is in the process of conducting a facilities need study that will examine all aspects of Village and utilities operations and make recommendations on factors such as the size and location of Village properties.

RDA members stated their support for an idea that was discussed at the Village Board's recent visioning session, which was the possibility of hiring or contracting with someone to focus on the economic development and promotion of the Village.

RDA members drafted a potential TID boundary for the downtown area and directed staff to compile a list of the property values for the parcels that were selected. Treasurer Wilber stated this would be presented at the next meeting for review.

V. Adjourn Meeting

Prior to adjourning, the RDA set the next meeting for 7:30am on Thursday, August 20, 2015.

Motion Schaefer/Stortz to adjourn at 8:34am; carried unanimously.

Prepared by: Margaret Wilber, Treasurer